156.0	0004	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	924,100 / 924,100
					USE VALUE:	924,100 / 924,100
					ASSESSED:	924,100 / 924,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
196		CEDAR AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BERTOLAMI UGO/MARY/TRS
Owner 2:	BERTOLAMI WINCHESTER TRUST
Owner 3:	
Street 1:	172 NEWTON RD
Street 2:	
Twn/City:	ACTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	01720 Type:

PREVIOUS OWNER

Owner 1:	HARRIS ALICE B -
Owner 2:	-
Street 1:	196 CEDAR AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .103 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1936, having primarily Wood Shingle Exterior and 1935 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4505.000	479,600	400	444,100	924,100
Total Card	0.103	479,600	400	444,100	924,100
Total Parcel	0.103	479,600	400	444,100	924,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 477.67 /Parcel: 477.67

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 103943

GIS Ref

GIS Ref

Insp Date 01/20/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 156.0-0004-0001.0

!12236!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	479,600	400	4,505.	444,100	924,100		Year end	12/23/2021
2021	101	FV	466,100	400	4,505.	444,100	910,600		Year End Roll	12/10/2020
2020	101	FV	466,100	400	4,505.	444,100	910,600	910,600	Year End Roll	12/18/2019
2019	101	FV	351,700	400	4,505.	416,400	768,500	768,500	Year End Roll	1/3/2019
2018	101	FV	351,300	400	4,505.	344,200	695,900	695,900	Year End Roll	12/20/2017
2017	101	FV	351,300	400	4,505.	316,400	668,100	668,100	Year End Roll	1/3/2017
2016	101	FV	351,300	400	4,505.	288,700	640,400	640,400	Year End	1/4/2016
2015	101	FV	337,600	400	4,505.	283,100	621,100	621,100	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	14:12:24

LAST REV

Date	Time
04/09/18	12:23:01
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 12236

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HARRIS ALICE B	44355-321		12/22/2004	Change>Sale	435,000	No	No		
	PR354-196		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	103943
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/25/2005	54	Renovate	58,000			G6	GR FY06	REDO 1 KIT, 2 BTHS

ACTIVITY INFORMATION

Date	Result	By	Name
1/20/2018	MEAS&NOTICE	HS	Hanne S
3/12/2009	Info At Door	197	PATRIOT
1/9/2009	Measured	372	PATRIOT
9/12/2005	Fieldrev-Chg	BR	B Rossignol
4/12/2005	MLS	MM	Mary M
2/10/2000	Inspected	276	PATRIOT
11/24/1999	Measured	268	PATRIOT
7/12/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4505		Sq. Ft.	Site		0	80.	1.23	9									444,121						444,100	

Total AC/HA:	0.10342	Total SF/SM:	4505	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	444,121	Spl Credit		Total:	444,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	8 - Brick Veneer	10	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1936	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	35	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	50
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.30666041
Const Adj.:	0.98943007
Adj $ / SQ:	168.070
Other Features:	121840
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	502714
Depreciation:	23125
Depreciated Total:	479589

COMMENTS

INFO OVER PHONE - IN FLORIDA 3/12/09.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

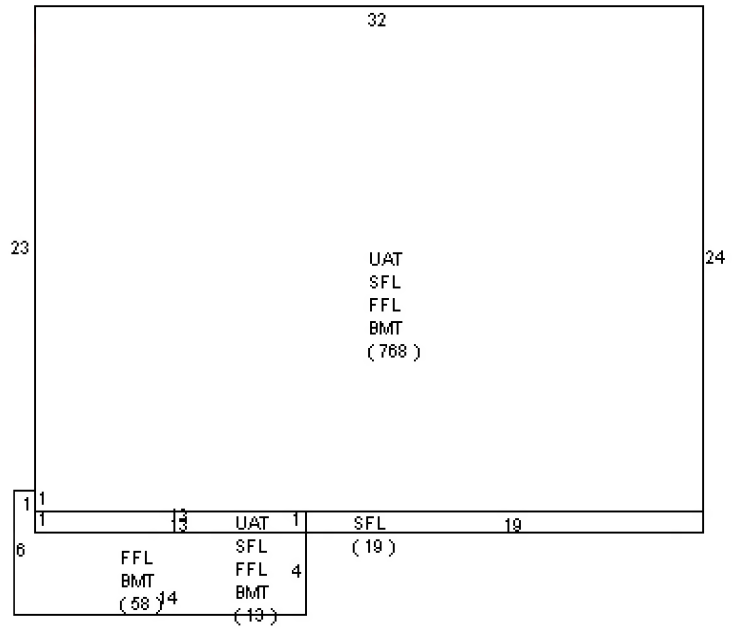
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	184.88
Special Features:	0	Val/Su Net:	182.15
Final Total:	479600	Val/Su SzAd	299.94

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	839	63.530	53,302
FFL	First Floor	839	168.070	141,011
SFL	Second Floor	760	168.070	127,733
UAT	Upper Attic	195	67.230	13,126

Net Sketched Area:	2,633	Total:	335,172
Size Ad	1598.9999	Gross Area	3259	FinArea	1935
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	40		
SFL	95				

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

156.0-0004-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	10X10	F	FR	1993	5.40	T	26	101			400			400

More:	N	Total Yard Items:	400	Total Special Featues:		Total:	400